

Request for Rezoning for:

THE SHEEGL PROPERTY

Scottsdale, Arizona

► INTRODUCTION.

Request. Rezone the approximate 5-acre site from R1-35 [residential] to I-1 [industrial park] with development restrictions. The rezoning request will include a development agreement with development standard amendments that further define intensity of development on the site including height restrictions and lot coverage restrictions. In addition, a companion General Plan Amendment [GPA] case was filed for this property on April 21st, 2003.

Location. The subject property is located approximately one-quarter mile west of Thompson Peak Parkway on the south side of McDowell Mountain Ranch Road immediately north of West World.

Site Conditions. The approximately 5-acre site is generally flat with very little in the way of topographic changes or significant vegetation. A small portion of the old Verde Canal bisects the property from northwest to southeast. Most of the vegetation on-site is found in close proximity to the canal.

Surrounding Land Uses. The subject property is in a very unique location within the City of Scottsdale. The site is surrounded by a variety of different land uses including the West World equestrian center to the south, McDowell Mountain Ranch master planned community to the east and a mix of residential and employment uses to the north and west.

Other Impacts. The most significant impact to this property is the immediate proximity to West World equestrian center to the south.

Companion GPA Request. As previously mentioned, the applicant has submitted a request for a General Plan Amendment that will accompany this rezoning request. Currently, the site is designated as "Cultural / Institutional". The proposed amendment would reclassify the site as "General Employment",

The proposed rezoning request will make the zoning consistent with the proposed General Plan designation.

Conceptual Site Plan. A conceptual site development plan has been prepared with this application by local architect James Elson. The site plan indicates one concept of how the site may be developed given the above referenced site constraints. A future Development Review Board application will be required when final site plan and architectural elevations are developed for the project.

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► **DEVELOPMENT STANDARDS.**

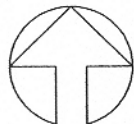
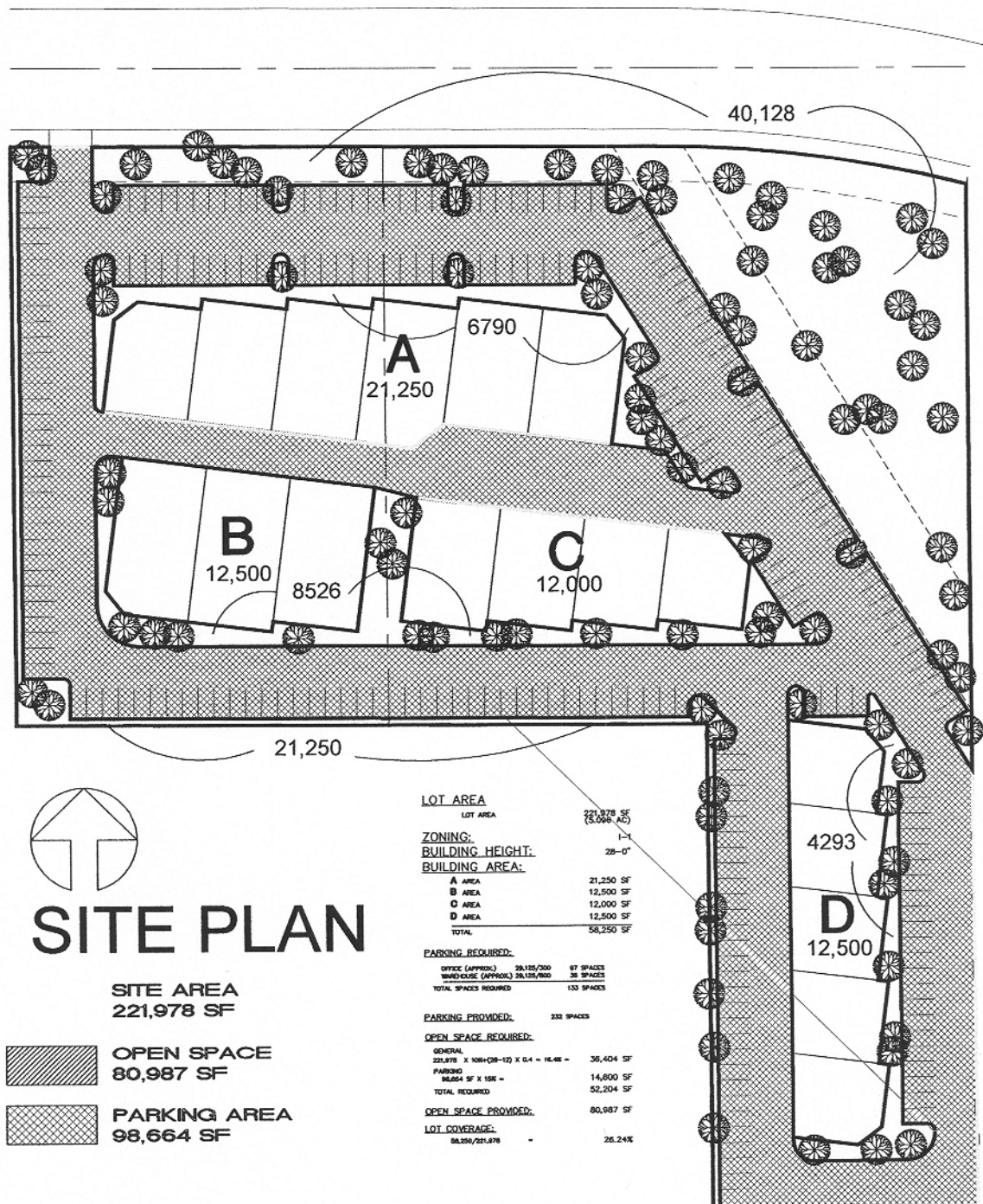
As previously mentioned, the applicant is proposing development standards that would restrict the development intensity of the site. These proposed standards have been outlined in a draft development agreement that would be approved at the time of the rezoning approval. The standards include:

- Reducing the maximum building height from 36-feet to 30-feet
- Restricting the maximum Floor Area Ratio [F.A.R.] to 30%

► **CITIZEN NOTIFICATION & PUBLIC INVOLVEMENT.**

The following is an outline of the proposed Citizen Notification & Public Involvement program proposed for this application:

1. Letter / Mailer Notice. As a part of the GPA and rezoning request, the applicant will notify all property owners and HOA's within 750-feet of the subject property. A copy of the draft letter to the adjacent property owners along with the addresses and a key map of the recipients are provided with this application under separate cover.
2. Project Under Consideration Sign. The applicant has recently installed the required "Project Under Consideration" sign. The sign includes information regarding the required public open house meeting. The sign was posted a minimum of ten [10] days prior to the meeting. A dated, time stamped photograph of the sign along with an "Affidavit of Posting" has been provided to the city.
3. Open House Meeting. Pursuant to City staff requirements, the applicant will conduct one [1] open house meeting to solicit input from adjacent property owners. The open house meeting is scheduled for May 28th, 2003. Documentation of the open house meeting will be provided to the city upon completion of the meeting including dates, times, locations, copies of sign-in sheet, etc.
4. Other. With the submittal of the rezoning application the required Citizen Review Plan and Program including, additional letters, open house meetings, web site and newspaper advertising will be developed.



SITE PLAN

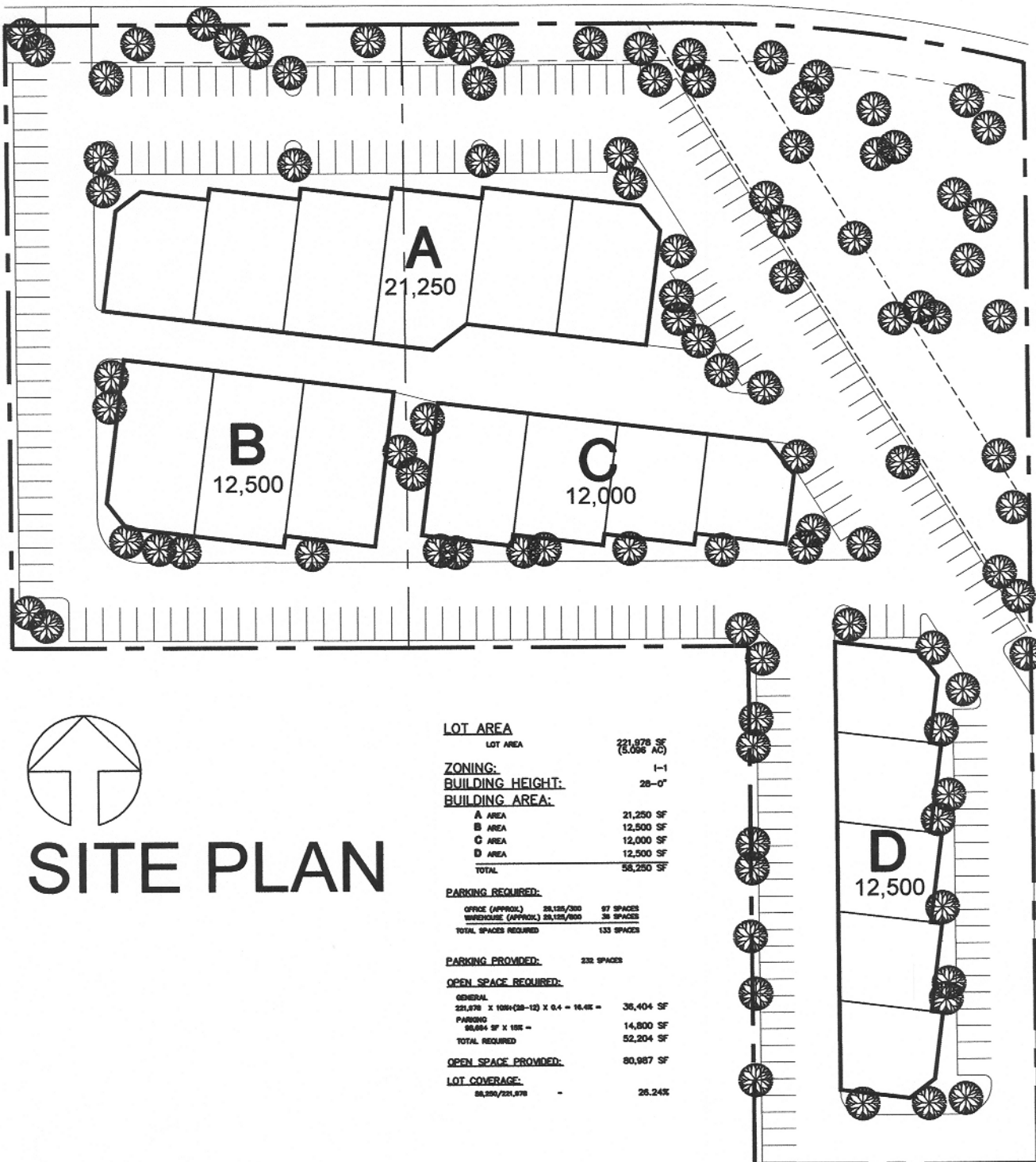
SITE AREA
221,978 SF



OPEN SPACE
80,987 SF



PARKING AREA
98,664 SF



LOT AREA

LOT AREA

221,978 SF
(5.096 AC)

ZONING:

I-1

BUILDING HEIGHT:

28-0"

BUILDING AREA:

A AREA	21,250 SF
B AREA	12,500 SF
C AREA	12,000 SF
D AREA	12,500 SF
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TOTAL	58,250 SF

PARKING REQUIRED:

OFFICE (APPROX.)	29,125/300	97 SPACES
WAREHOUSE (APPROX.)	29,125/800	36 SPACES
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TOTAL SPACES REQUIRED		133 SPACES

PARKING PROVIDED:

232 SPACES

OPEN SPACE REQUIRED:

GENERAL	
$221,978 \times 10\% + (28-12) \times 0.4 = 16.4\%$	36,404 SF
PARKING	
$98,664 \text{ SF} \times 15\% =$	14,800 SF
TOTAL REQUIRED	52,204 SF

OPEN SPACE PROVIDED:

80,987 SF

LOT COVERAGE:

$58,250 / 221,978$

=

26.24%